



7 Crabshell Heights • Kingsbridge



7 Crabshell Heights offers a welcoming atmosphere from the moment you step into its spacious hallway complete with convenient utility and storage cupboards. The two bedrooms, both generously sized and illuminated with natural light, provide comfortable living spaces. The Master bedroom boasts built in wardrobes and an en-suite shower room for added convenience, along with French doors leading to the second courtyard, enhancing the sense of openness and connection to the outdoors.

The family bathroom, thoughtfully presented, features a shower over bath, catering to various preferences for relaxation or quick refreshment. Moving further into the apartment, you'll find the heart of the home - an open plan kitchen/dining/living area. The kitchen is equipped with ample wall and floor cupboards, abundant work top space, and modern appliances including a built-in oven and electric hob, facilitating effortless culinary experiences.

The interconnected living space is designed to optimise functionality and comfort, with French doors leading to the primary courtyard. This strategic placement not only invites ample natural light into the room but also extends the living area seamlessly into the outdoor environment.



Level walking distance into the town centre of Kingsbridge.

The courtyard itself is a private oasis, capturing sunlight throughout the day, making it an ideal setting for alfresco dining or simply enjoying moments of relaxation in the fresh air. The property can be accessed via a lift or stairs, offering convenience for all users. A designated parking space is available in a covered car park, with space for further storage such as bicycles or boating gear and visitor parking is available.

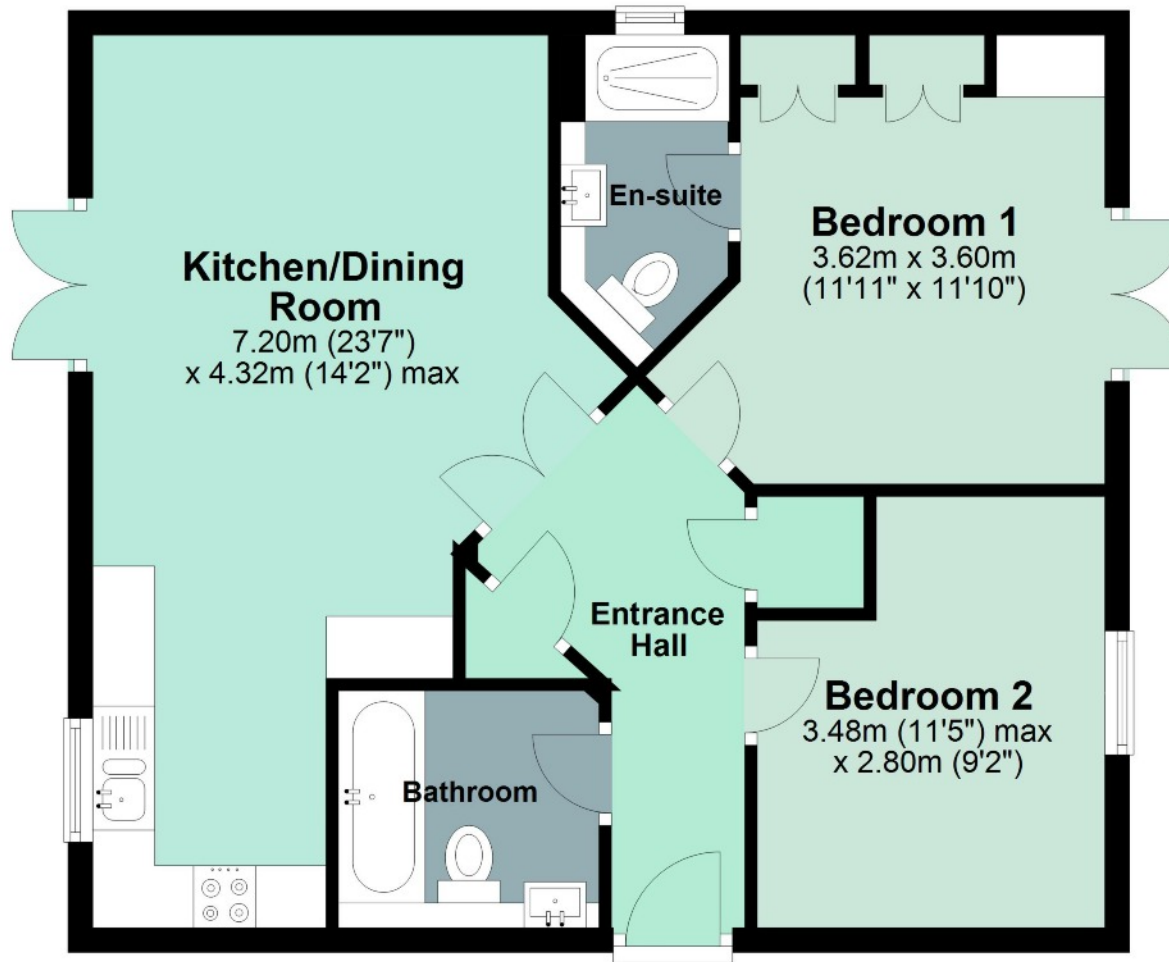
Crabshell Heights enjoys a prime location just a stroll away from the picturesque Kingsbridge Estuary and the acclaimed Crabshell Pub, known for serving some of the finest pizzas in town! Additionally, the flat walk to the town centre is both brief and scenic, offering easy access to a variety of amenities and attractions.

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community. Kingsbridge Academy is one of the highest rated in the UK. There are regular sporting activities as well as markets and social events. With boat moorings along the estuary and quay, regular public transport and road links to nearby Dartmouth, Salcombe and surrounding villages. The area has an abundance of beaches, coves and country and coastal walks. The market town of Totnes is 13 miles away and offers the main line rail link providing a direct link to London Paddington in approx. 3 hours.



Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



Total area: approx. 58.8 sq. metres (632.5 sq. feet)

Tenure: Leasehold of 999 years with a remainder of 984 years

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Gas combi boiler with underfloor heating.

Service fee: Approx. £3474.19 per annum

Ground rent: Approx. £250 per annum

Directions: Driving along the promenade on the A379 take the left turn as you reach The Crabshell Inn into the covered car park.

Viewings: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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